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**Unit 1 | Blooms Grove Industrial Estate**  
Ilkeston Road | Nottingham | NG7 3JG

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## **Warehouse with parking within one mile of Nottingham City Centre**

**436m<sup>2</sup> (4,700ft<sup>2</sup>)**



- Loading doors and parking
- Prominently visible on Ilkeston Road
- Good access to Nottingham City Centre and A6514 Ring Road
- Available immediately



**To Let**

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## Location

The property is located on the Blooms Grove Industrial Estate which is accessed via Norton Street off Ilkeston Road.

The property is located approximately one mile from Nottingham City Centre and approximately 5 miles from Junction 26 of the M1 Motorway via the A610.

## The Property

The property offers clean span warehouse accommodation with parking to the side of the unit.

### The Specification

In detail the specification includes:-

- Two loading doors
- 5.8m eaves height
- Concrete floor
- WCs
- Parking



## Accommodation

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The property has the following gross internal area:-

**436m<sup>2</sup> (4,700ft<sup>2</sup>)**

(This information is given for guidance purposes only)

## Rent

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The property is available on a new lease at a quoting rent of:-

**£25,000 per annum exclusive**

## Planning

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It is understood that the property has previously been used in accordance with a D2 Consent when utilised as a gym.

(This information is given for guidance purposes only and interested parties should make their own enquiries with the Local Planning Authority).

## EPC

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An EPC has been requested and can be made available by the agent.

## VAT

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It is understood that VAT is not applicable to the rent.

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**For further information or to arrange to view please contact:**

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